

Specification

We supply products by:

PORCELANOSA



KITCHENS

- A choice of kitchen units and worktops (choice subject to build programme)
- NEFF stainless steel single multifunctional electric oven
- NEFF stainless steel 4-ring gas hob
- Stainless steel chimney-style recirculating hood
- Stainless steel splash-back to hob
- Integrated NEFF fridge/freezer
- Integrated NEFF dishwasher
- Built in NEFF microwave
- 100mm co-ordinating worktop upstand (choice of colour subject to build programme)
- One and a half bowl sink and top lever tap to kitchen with choice of colour (choice subject to build programme)
- Stainless steel single bowl and tap to utility (where applicable)
- Plumbing for washing machine
- Cutlery tray
- Soft closers to all units and drawers

BATHROOMS AND EN-SUITES

- White contemporary sanitaryware by Villeroy & Boch
- Chrome towel radiators to bathroom and en-suites
- Chrome brassware by Vado
- Electric shaver point to bathroom and en-suite
- Choice of ceramic wall tiles by 'Porcelanosa' (choice subject to build programme)
- Extent of tiling to be: splash-backs above hand-basins in WCs, half-height ceramic tiling to walls receiving sanitaryware, and full-height ceramic tiling to shower enclosures (where available) in bathrooms and en-suites. Choice of two co-ordinating 'Porcelanosa' wall tiles in main bathrooms and en-suites to create feature walls. The feature wall in main bathrooms is to be the wall along the length of the bath. In en-suites the feature wall is to be the back wall of the shower cubicle
- Vado thermostatic shower to en-suite

SAFETY AND SECURITY

- Mains-powered smoke detectors
- Window locks to all windows (except upper floor escape windows)
- Multi-point locking systems to front and rear doors

ELECTRICAL

- Sky+HD TV aerial point contained within media plate to lounge and family rooms with wiring to loft space (system to be completed by contacting SKY direct)

- Digital TV aerial point contained within media plate to lounge and family room wired to aerial in loft space
- Digital TV aerial point to master bedroom wired to aerial in loft space
- BT socket to lounge contained within media plate
- BT socket to master bedroom
- Mechanical Ventilation with Heat Recovery (MVHR) – Conserving energy within your home by recovering heat from bathrooms and kitchens, and then transferring the warm air to habitable rooms

GENERAL

- UPVC double-glazed windows
- UPVC bi-folding doors to rear of properties
- UPVC French doors (where shown on working drawings)
- Sound-reducing upper floor systems (minimises squeaking floor boards)
- Black rainwater pipes and gutters
- Gas central heating throughout
- Thermostatically controlled radiators to all rooms except where roomstat fitted
- 10-year warranty

DECORATION

- Smooth-finish ceiling painted white
- All internal woodwork painted gloss white
- All internal walls painted white
- Semi-solid internal doors painted gloss white
- Satin chrome-effect internal ironmongery

EXTERNAL

- Front porch light
- Front and rear garden turfed
- Landscaping to approved scheme
- Grey concrete paving to form pathways and patios as shown on external works layout
- Black tarmac drives with grey concrete edgings
- 1.8m screen fencing to rear gardens, including pedestrian timber gate. See external works layout for exact details and locations
- Steel up and over garage doors
- Double socket and light to garage

UNIQUE EXTRAS

- A wide range of extras are available. Please see Sales Consultant for prices and full range (all subject to build stage).

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments which may vary between individual plots and developments. Homes may be constructed from brick, stone or artificial stone or timber and all room sizes are approximate. Plots may be handed and garages may be single or double. Kitchen and bathroom layouts are indicative and any furniture layout is for illustrative purposes only. Whilst every effort has been made to ensure the information is correct it is designed specifically as a guide and may be subject to change during construction. Consequently, these particulars do not constitute or form any part of the contract. Individual detailed plans and specification are available, please see the Sales Consultant on the development for specific plot details prior to reservation.